



**Local Agency Formation Commission of Napa County**  
Subdivision of the State of California

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*We Manage Local Government Boundaries, Evaluate Municipal Services, and Protect Agriculture*

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**August 4, 2014**

**Agenda Item No. 5b (Consent/Information)**

July 24, 2014

**TO:** Local Agency Formation Commission

**FROM:** Brendon Freeman, Analyst

**SUBJECT: Current and Future Proposals**

The Commission will receive a report summarizing current and future proposals. The report is being presented for information. Two new proposals have been submitted since the June 2, 2014 meeting.

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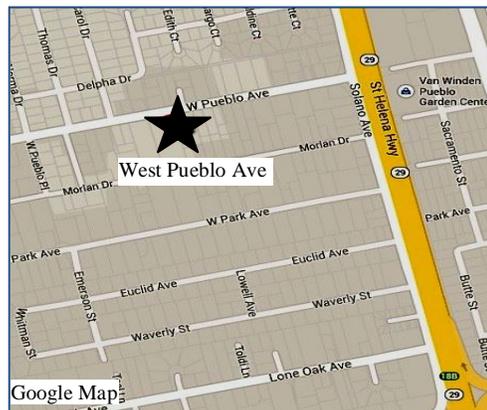
The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 delegates Local Agency Formation Commissions (LAFCOs) with regulatory and planning duties to coordinate the logical formation and development of local governmental agencies. This includes approving or disapproving proposals involving the formation, expansion, merger, and dissolution of cities and special districts.

**A. Information**

There are currently four active proposals on file with LAFCO of Napa County (“Commission”). A summary of active proposals follows.

**West Pueblo Avenue No. 1 Annexation to the City of Napa**

The landowner of two parcels totaling 2.5 acres located within an unincorporated island at 2075 and 2083 West Pueblo Avenue has inquired about annexation to the City of Napa. The purpose of annexation would be to allow the landowner to develop the lots as contemplated under the City’s land use authority. The proposed annexation boundary has been expanded to include 2063, 2065, and 2091 West Pueblo Avenue to avoid creating a new completely surrounded unincorporated island. The City serves as lead agency under



CEQA and has accordingly prepared an initial study assessing potential environmental impacts tied to annexation. The Commission is expected to consider taking action on the proposal as part of agenda item 6a at today’s public hearing.

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County of Napa Supervisor, 2nd District

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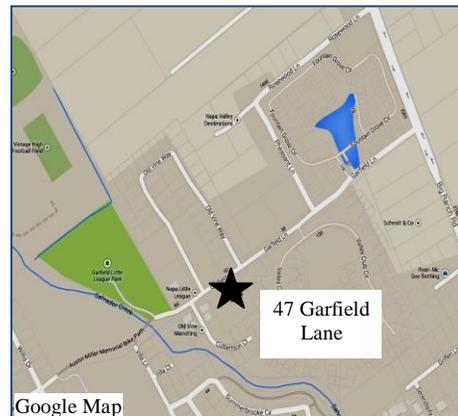
### **Borrette Lane No. 9 Annexation to the Napa Sanitation District**

The landowner of a 0.43 acre incorporated lot located at 1018 Borrette Lane in the City of Napa has applied for annexation to the Napa Sanitation District. The purpose of annexation would be to allow the existing single-family residence to connect to the District's public sewer system. The District has provided assurances it has sufficient capacity to extend public sewer services to the subject lot without adversely impacting existing ratepayers. The Commission is expected to consider taking action on the proposal as part of agenda item 7a at today's meeting.



### **Garfield Lane No. 3 Annexation to the Napa Sanitation District**

A representative for an interested landowner of a 1.42 acre incorporated parcel located at 47 Garfield Lane has applied for annexation to the Napa Sanitation District. The purpose of annexation would be to allow the landowner to further develop the lot to include up to eight single-family residences as contemplated in a tentatively approved development project that would be connected to the District. The District has provided assurances it has sufficient capacity to extend public sewer services to the subject lot without adversely impacting existing ratepayers. The Commission is expected to consider taking action on the proposal as part of agenda item 7b at today's meeting.



### **Silver Trail No. 9 Annexation to the Napa Sanitation District**

A landowner at 1519 Silver Trail has applied for the annexation of six unincorporated parcels to the Napa Sanitation District. The purpose of annexation would be to allow the six existing single-family residences to connect to the District's public sewer system. The District has provided assurances it has sufficient capacity to extend public sewer services to the subject lot without adversely impacting existing ratepayers. The Commission is expected to consider taking action on the proposal as part of agenda item 7c at today's meeting.





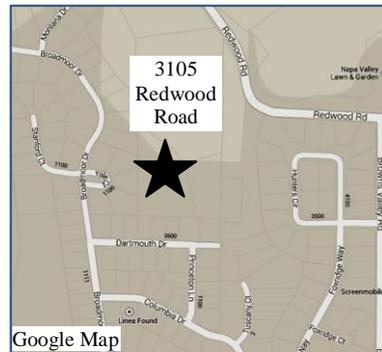
### **Airport Industrial Area Annexation to County Service Area No. 3**

LAFCO staff previously completed a sphere of influence review and update for County Service Area (CSA) No. 3. This included amending CSA No. 3's sphere to add approximately 125 acres of unincorporated territory located immediately north of the City of American Canyon in the Airport Industrial Area. The County of Napa is expected to submit an application to annex the 125 acres to CSA No. 3. The subject territory is completely uninhabited and includes seven entire parcels along with a portion of an eighth parcel. This eighth parcel, notably, comprises a railroad track owned and operated by Southern Pacific. The subject territory also includes segments of Airport Drive, Devlin Road, and South Kelly Road. Annexation would help facilitate the orderly extension of street and fire protection services to the subject territory under the land use authority of the County.



### **3105 Redwood Road Annexation to the Napa Sanitation District**

An interested landowner of a 1.9 acre incorporated parcel located at 3105 Redwood Road has inquired about annexation to the Napa Sanitation District. The purpose of annexation would be to allow the landowner to connect an existing single-family residence to District's public sewer system. The District provided assurances it has sufficient capacity to extend public sewer services to the subject lot without adversely impacting existing ratepayers. Staff anticipates an application will be submitted in the near future.



### **1196 Monticello Road Annexation to the Napa Sanitation District**

An interested landowner of a 6.5 acre unincorporated parcel located at 1196 Monticello Road has inquired about annexation to the Napa Sanitation District. The purpose of annexation would be to allow the landowner to connect an existing single-family residence to District's public sewer system. Notably, the subject parcel is located outside the District's sphere of influence. However, the District's existing public sewer infrastructure extends through the subject parcel and has sufficient capacity to extend public sewer services to the subject lot without adversely impacting existing ratepayers. Staff anticipates an application will be submitted in the near future.

